

### COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP Agency Director

**PLANNING** 

#### ZONING ADMINISTRATOR AGENDA October 15, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

9:00 A.M.	MINOR USE PERMIT MODIFICATION/VARIANCE (PMPA 20090301)
GH	SAFE-N-SOUND STORAGE
	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Kathy Correnti for a modification of an existing Minor Use Permit to allow for mini-storage use in addition to the current permitted use of the site as RV and boat storage. The Zoning Administrator will also hear a request for a Variance to the minimum number of required on-site parking spaces to allow for a total of ten parking spaces where 15 are required by Ordinance. The subject property, Assessor's Parcel Number 052-020-047 comprises 2.5 acres, is located on the north side of Locksley Lane at 12381 Locksley Lane in the North Auburn area, and is currently zoned INP-Dc (Industrial Park, combining Design Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5- Minor Alterations to Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Gerry Haas and he can be reached at (530) 745-3084.
9:20 A.M. GH	VARIANCE (PVAA 20090336) BAGLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request by Claire Bagley, for a Variance to the front and side structural setback requirements to allow for the construction of residence at 30 feet from the

front (north) property line, where 50 feet is required, and 20 feet from the west side property line, where 30 feet is required. The subject property, Assessor's Parcel Number 074-190-033 comprises 1 acre, is located at 1943 Hilltop Road in the Meadow Vista area, and is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or 2.3 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Gerry Haas and he can be reached at (530) 745-3084.

#### 9:30 A.M. MJ

# MINOR USE PERMIT (PMPA 20090323) NEW LIFE CHURCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Wiley on behalf of New Life Church for a Minor Use Permit to allow for the placement of two approximately 528 square foot modular office buildings. The subject property, Assessor's Parcel Number 040-260-053, comprises 1.3 acres, is located at 10530 Ophir Road in the Auburn area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption, Section 18.36.050 - Class 3 (New Construction or Conversion of Small Structures) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact for the above project is Melanie Jackson, who can be reached at (530) 745-3036.

#### 9:40 A.M. MJ

# VARIANCE (PMPA 20090167) HOEKSTRA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Dave and Abby Hoekstra, for a Variance to reduce the front setback requirement from Doug Oest Road (north property line) of 75 feet from centerline or 50 feet from property line/edge of easement (whichever is more restrictive), to allow for 20 feet from centerline or six feet from property line/edge of easement, in order to allow for the construction of a ±672 square foot attached carport to the existing residence. Reduce the side setback from the east property line of 30 feet to allow for 20 feet for the construction of a ±624 square foot addition to the existing residence. Reduce the front setback requirement from Chris Lane (west property line) of 75 feet from centerline or 50 feet from property line/edge of easement (whichever is more restrictive), to allow for 58 feet from centerline or 47 feet from property line/edge of easement, and to reduce the front setback requirement from a 20-foot road and utility easement (runs along the south property line) of 75 feet from centerline or 50 feet from property line/edge of easement (whichever is more restrictive), to allow for 13 feet from centerline or three feet from property line/edge of easement, in order to allow for the construction of a ±3,200 square foot garage/shop in the southeast portion of the property. Increase in the maximum allowable floor area for residential accessory structures from 2,400 square feet to ±3,848 square feet in order to allow for the construction of the shop/garage structure. The subject property, Assessor's Parcel Number 076-100-020, comprises approximately one acre, is located at 12220 Doug Oest Road in the Auburn area, and is currently zoned F (farm). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 and 18.36.070 - Class 3 (New Construction of Small Structures) and Class 5 (Minor Alterations in Land Use Limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303 and 15305). The Planning Department contact for the above project is Melanie Jackson and can be reached at (530) 745-3036.

# 9:50 A.M. MJ WATTS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Nathan Watts, for a Variance to the front setback requirement from Cramer Road (north property line) of 80 feet from centerline to allow for 30 feet from centerline, in order to permit an existing 495 square foot storage structure. The subject property, Assessor's Parcel Number 026-110-019, comprises approximately three acres, is located at 9700 Cramer Road in the Auburn area, and is currently zoned F-B-X-10 (Farm, combining minimum Building Site size of 10 acre minimum). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 5 – (Minor Alterations in Land Use Limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Melanie Jackson who can be reached at (530) 745-3036.

### Adjourn as the Placer County Zoning Administrator and reconvene as the Placer County Parcel Review Committee

**CONSENT ITEMS** 

# PMBR 20090164 MINOR BOUNDARY LINE ADJUSTMENT RYAN Minor Boundary Line Adjustment on Assessor's Parcel Numbers 007-050-007; 007-050-010; 007-050-012; 007-050-015; 007-120-001 and 007-130-009 to reconfigure parcels. Subject parcels are zoned RF-B-X-20 (Residential Forest, combining a minimum Building Site of 20 acres) and FOR-B-X-160 (Forestry, combining a Building Site of 160 acres) and are located on the North side by the Mosquito Ridge Road and south of the Baltimore Mine Road in the Foresthill area.

### PMBR 20090316 MINOR BOUNDARY LINE ADJUSTMENT MUNOZ

Minor Boundary Line Adjustment on Assessor's Parcel Numbers 040-070-045 and 040-070-046 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located at Wise Road and Eclipse Mine Road in the Ophir area.